



WESTFIELD-WASHINGTON

ADVISORY PLAN COMMISSION

SECOND MONTHLY MEETING

May 17, 2010

1004-DP-03 & 1004-SIT-03

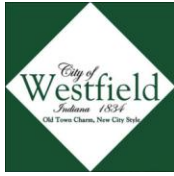
PETITION NUMBER:	1004-DP-03 & 1004-SIT-03	
SUBJECT SITE ADDRESS:	2001 East 151 st Street	
PETITIONER:	Weihe Engineers	
REPRESENTATIVE:	Joe Caldron, Bose McKinney & Evans LLP	
REQUEST:	Development Plan and Site Plan Review for a proposed building expansion of 17,797 square feet to the Wal-Mart building	
CURRENT ZONING:	SB-PD	
CURRENT LAND USE:	Retail Commercial	
APPROXIMATE ACREAGE:	13 acres	
EXHIBITS:	<ol style="list-style-type: none"> 1. Staff Report 2. Aerial Location Map 3. TAC Letters 4. Petitioner's Plans 	
STAFF REVIEWER:	Kevin M. Todd, AICP	
ZONING HISTORY:	88-PD-16	Original Site Development Plan

PETITION HISTORY

This petition was reviewed by the Technical Advisory Committee on March 23, 2010. It received a public hearing at the April 19, 2010 Advisory Plan Commission meeting and was considered at the May 3, 2010 Advisory Plan Commission meeting. It is scheduled for final deposition at the May 17, 2010 Advisory Plan Commission meeting. This report will refer to the May 17, 2010 Advisory Plan Commission meeting as the "Second Monthly Meeting".

PROCEDURAL

- The primary purpose of the Second Monthly Meeting is to take action on matters that have received a public hearing at the previous Advisory Plan Commission meeting. However, in some instances the Advisory Plan Commission (the "APC") may hold a public hearing at this meeting as well. The APC may hear additional public comment at the APC President's discretion, or by a majority of the APC members present.
- Final Deposition of this case is scheduled for the May 3, 2010 APC meeting.
- Approval of a Development Plan and Site Plan Review must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance or applicable PUD, any variances associated with the site, and any commitments associated with the site.
- The Advisory Plan Commission may approve, conditionally approve, continue, or deny the requested approval. Any conditions must be determined through agreement of the APC and



the petitioner. Any continuance should also be determined through agreement of the APC and the petitioner.

PROJECT DESCRIPTION

The proposed development plan is for an expansion to the existing Wal-Mart store (the “Property”), which is located in the Village Park Plaza commercial center. The expansion would be approximately 18,000 square feet in size, which would bring the entire store to approximately 136,000 square feet in size. The expansion would be located on the eastern side of the building. In addition to the building expansion, the proposal calls for modifications to the front façade of the store, new parking spaces to the east of the building, and new landscaping areas (collectively, the “Project”).

DEVELOPMENT REQUIREMENTS (WC 16.04.165, C)

1. Zoning District Standards

	<u>PROPOSED</u>	<u>STATUS</u>
<u>Business Districts</u> (WC 16.04.050)		
A1. Group parking	NA	NA
A2. Dust-proof or hard-surface parking areas	Hard surface	Compliant
A3. Rear alley part of rear yard	NA	NA
A4. Loading/Unloading areas not required if not necessary	NA	NA
A5. Parking permitted in front yard	NA	NA
A6. Through lot, front yards provided on each street in LB, GB & LB-H	NA	NA
A7. Max building height increased if setback from front and rear property lines an additional 1 ft per 2 ft increase	NA	NA
A8. Chimneys, cooling towers, etc = no maximum height	NA	NA
A9. Plant screening abutting residential (East)	Plant screening provided	Compliant
A10. APC review and approval	Plans submitted for APC review and approval	Awaiting APC review and action
A11. No outside storage/display, except sidewalk sales	NA	NA
B. GO	NA	NA
C. GO-PD	NA	NA
D. LB	NA	NA
E. LB-H	NA	NA



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F. GB	NA	NA
G. SB (GB-PD standards)		
G1. Permitted Uses	Department Store over 10,000 SF	Compliant
G2. Special Exception	NA	NA
G3. Minimum Lot Area = 10 acres	13 acres	Compliant
G4. Minimum Lot Frontage on Road = 660'	920'	Compliant
G5. Minimum Setback Lines <ul style="list-style-type: none"> • Front Yard (N) = 60' • Side Yard (W) = 15' • Side Yard (E) = 15' • Rear Yard (S) = 20' • Min. Lot Width at Bldg Line = None 	<ul style="list-style-type: none"> • 120' • 395' • 160' • 70' • NA 	<ul style="list-style-type: none"> • Compliant • Compliant • Compliant • Compliant • NA
G6. Maximum Building Height = NA	NA	NA
G7. Min. Ground Level Square Footage = None	135,933 SF	Compliant
G8. Parking = 1 space:250 SF of retail space (544 required)	684 spaces existing; 65 proposed; total of 749 spaces	Compliant
G9. Loading & Unloading Berths = 7 loading berths (for 135,933 SF of retail)	4 loading berths	The Director has reviewed the number of proposed loading berths and has concluded that 4 loading berths are adequate for use of the expanded building
H. LB-PD & GB-PD	NA	NA
I. General Variances	NA	NA

2. Overlay District Standards

The Project is exempt from the U.S. 31 Overlay standards because it is a modification to a building that was in existence prior to the establishment of the overlay district (WC 16.04.070, 9).

3. Subdivision Control Ordinance

The Subdivision Control Ordinance is not applicable to business or industrial development (WC 16.04.010, R).



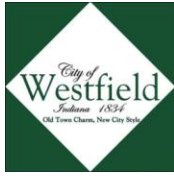
4. Development Plan Review (WC 16.04.165, D4)

a. Site Access & Circulation

1. Access locations	Unchanged from existing	Compliant
2. Safe & efficient movement to and from site	Pedestrian connectivity unclear	Connection of front and back sidewalks should be made
3. Safe & efficient movement in and around Site	Vehicular and pedestrian paths provided	Compliant

b. Landscaping (WC 16.06 et seq.)

	<u>Required</u>	<u>Proposed</u>	<u>+/-</u>
On-Site (Commercial, 13.6 acre impact)			
- Shade Trees	136	198 + (additional preserved trees)	Compliant
- Orn/Ev Trees	136	199 + (additional preserved trees)	Compliant
- Shrubs	340	408	Compliant
Road Frontage Shade Trees			
- 151 st Street (35')	1	3	Compliant
Buffer Yard			
- East (465')	16 Evergreen Trees 78 Evergreen Shrubs	16 Evergreen Trees 78 Evergreen Shrubs	Compliant Compliant
Interior Parking Lot			
7,560 SF of new parking area	765 SF of island area required (1 tree & 4 shrubs per island)	1,480 SF of new island area with at least 1 tree & 4 shrubs per island	Compliant
Perimeter Parking Lot	NA	NA	NA



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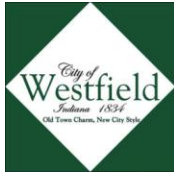
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Wall-Softening			
East wall – 400'	Plant material every 40'	Plant material every 40'	Compliant
c. <u>Lighting</u> (WC 16.07.010)		NA	NA
d. <u>Signs</u>			
Sign review and approval has been delegated to staff and will be reviewed administratively under a separate application and review process.			
e. <u>Building Orientation</u>			
1. Finished façade – façades visible from public street or adjoining Residential District	Finished façade (brick & EIFS) on all sides	Compliant	
2. Loading spaces – not facing public street or adjoining Residential District	Facing SB-PD District (South)	Compliant	
3. Outside storage – not permitted between building line and ROW or adjoining Residential District	None	Compliant	
4. Mechanical equipment – completely enclosed	Roof-mounted, screened	Compliant	
f. <u>Building Materials</u> (<i>applicable to façades visible from public street or adjoining Residential District</i>)			
1. All brick, (OR, see Item 2 below)	Brick & EIFS	Compliant	
2. Two or more materials <ul style="list-style-type: none"> Primary material is brick or EIFS Primary material is minimum of 60% of each façade 	Brick & EIFS	Compliant	
Façade supplemented with multiple colors, multiple textures, or architectural elements	Multiple colors; Multiple textures; Brick Soldier Coursing;	Compliant	
I9. Traffic Impact Study – required if project exceeds 15,000 SF of retail space	18,000 SF of office space	Submitted	
5. Comprehensive Plan			
The 2007 Comprehensive Plan identifies the subject area as “Regional Commercial”. The Property is part of an existing and developed commercial center. The use is consistent with the recommendations of the Comprehensive Plan, and the proposed plan meets many of the stated “Regional Commercial” development policies.			



6. Street and Highway Access

The proposed expansion of the business does not require a new curb cut or improvement to existing public rights-of-way.

7. Street and Highway Capacity

The traffic impact on adjacent streets has been reviewed by the City. The City's Department of Public Works and its consultant team have concluded that the proposed development plan and adjacent thoroughfares are adequate to accommodate the new building expansion.

8. Utility Capacity

There is sufficient capacity and availability of utilities.

9. Traffic Circulation Compatibility

The traffic circulation is not changing from the existing layout.

PUBLIC POLICIES

Comprehensive Plan-Feb 2007

See "Comprehensive Plan Compliance" section above.

Thoroughfare Plan-Feb 2007

The Thoroughfare Plan identifies US 31 as a Primary Arterial (150' right-of-way) and 151st Street as a Secondary Arterial (120' right-of-way).

Parks & Recreation Master Plan-Dec 2007

The Westfield Parks & Recreation Master Plan makes no specific recommendation for the Property.

Water & Sewer System-Aug 2005

The Property is currently on both, the City's water and sewer systems.

Annexation

The Property is within the corporate boundaries of the City of Westfield.



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Plan Documentation

Pending compliance with any conditions, the petitioner has provided the required documents.

<u>Required Submittals</u>	<u>Original</u>	<u>Amended</u>	<u>Status</u>
Application	03/02/10	-	Completed
Fees	03/02/10	-	Paid
Legal Description	03/02/10	-	Submitted
Site Plan	03/02/10	-	Submitted
Landscape Plan	03/02/10	04/29/10	Submitted
Lighting Plan	NA	-	NA
Building Elevations	03/02/10	04/29/10	Submitted
Access & Circulation	03/02/10	05/03/10	Submitted

<u>Required Procedure</u>	<u>Original</u>	<u>Status</u>
Pre-Filing Conference	01/11/10	Completed
TAC	03/23/10	Completed
Notice - Sign on site	03/26/10	Completed
Notice - Newspaper	04/09/10	Completed
Notice - Mail	03/26/10	Completed

STAFF RECOMMENDATION

Approve with the following condition:

- That all necessary approvals and permits be obtained from the WPWD and the Hamilton County Surveyor's Office prior to the issuance of an ILP for the proposed building addition.

KMT